

Conditional Use Analysis

February 24, 2010

C-3-2010

Chris Howells

2200 West 3500 South

C-2 Zone

Chris Howells with Hillcrest Investment Company is requesting a conditional use amendment to remodel what is now called the Grizzly Plaza commercial center located at 2200 West 3500 South. The proposed new name of this commercial center is The Shops at Decker Lake Station. The property is zoned C-2 and falls within the Commercial Overlay Zone.

The proposed remodel will include the following: remodeling the exteriors of four of the six buildings, replacing and relocating the existing sidewalks along 3500 South and Decker Lake Dr. with an 8' wide sidewalk and parkstrip, updating the landscaping and increasing the amount of landscaping, and resurfacing the parking areas.

The 3500 South Streetscape Ordinance, which applies to this section of 3500 South, requires street lights, a 15' parkstrip, a 10' sidewalk, and a 5' landscape strip. However, given that this property is already developed, installing all of these improvements in this situation would displace too many parking spaces. Hence, staff has worked with the applicant to relocate and increase the width on the sidewalk and increase the amount of landscaping without having a significant impact on parking (9 parking spaces were displaced).

One standard that is found in both the 3500 South Streetscape Ordinance and the Commercial Overlay Zone is to include stamped concrete where sidewalks cross driveways. While the stamped concrete for the driveway along 3500 South is required, the Commercial Overlay Zone grants the Planning Commission some discretion as to the stamped concrete for driveways along Decker Lake Dr.

At some point, the applicant would like to update and relocate the two large monument signs along 3500 South. These directory type signs were approved by the Planning Commission to be larger than the standard monument signs. Any changes made to these signs must be approved by the Planning Commission.

The proposed elevations for the exterior remodels are a significant improvement over the existing exteriors. However, there are some areas that could be improved further such as providing more variety to larger stucco areas of the buildings. Staff will review some suggested changes with the applicant and discuss any revisions during the public hearing.

Staff Alternatives

1. Approval of the conditional use amendment subject to the following conditions:
 - a. meeting all Public Works requirements and
 - b. submitting details of any monument sign modifications to the Planning Commission for their review before any modifications are made.
2. Approval of the conditional use amendment subject to the following conditions:
 - a. meeting all Public Works requirements,
 - b. submitting details of any monument sign modifications to the Planning Commission for their review before any modifications are made,
 - c. installing stamped concrete at all access points where the sidewalk crosses a driveway, and
 - d. revising the building elevations as discussed during the public hearing.
3. Continuance, for reasons determined during the public hearing.